Characteristics – Site and Region

Site Characteristics

Elevations: The plat of Marian Meadows is roughly 445.42 acres starting at an elevation of 2208' on the south western edge and rising to over 4000' at the north eastern corner. The western and south western portion of the parcel is relatively flat with grade changes of approximately 80' from south to north in a distance of approximately 1 mile. Within the center of the parcel, the toe of the Easton Ridge Mountain begins with very steep terrain covering the central to eastern portion of the property. (see attached plat map & topographical survey)

Current Conditions: The Marian Meadows parcel has been recently logged (20 plus years ago) and replanted under an active Forest Practice. Current foliage provides for a tree height of approximately 25' in the western portion (primary area of development) of predominantly conifer trees. The property does contain a mixture of tree species from conifers to deciduous western region hardwood like Alder and Maple.

Soils under the area considered for development has a mixture of type 3 and type 4 soils as classified by the Washington State Dept. of Health which will be very suitable for Community sanitary waste. These soils are free draining but provide enough structure for the filtration and tempering of septic effluent. These same soils will provide very good drainage for stormwater detention purposes with very little expectation of ponding.

Existing Vertical Construction: Traversing the site along the toe of eastern steep slopes is a BPA high power transmission corridor. The easement is 150' wide and will border the eastern edges of the Marian Meadows residential areas and traverse through a portion of the south western quadrant of the development.

Climate: Easton's locations within the eastern foothills of the Cascade mountain range provides for a diverse climate with 4 distinct weather climates for each season of the year. Easton averages approximately 43" of precipitation per year with much of this coming in the form of snow from the months of Oct to April and averaging 120" of annual accumulation.